

September 21, 2004 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05PS0119

JMS Investments LLC
(Harpers Mill)

Matoaca Magisterial District

At the southern terminus of Otterdale Road extending south to Beach Road at its intersection
with Coalboro Road

REQUEST: Approval of the schematic plan for a proposed mixed use development.

RECOMMENDATION

Staff recommends approval of the schematic plan for the following reasons:

1. The schematic plan with the recommended conditions is in compliance with the Zoning Ordinance and zoning conditions regarding land uses, density and transitions of Case 02SN0209.
2. The plan provides adequate access for the proposed uses and transitions between uses.

CONDITIONS

1. A fifty (50) foot undisturbed buffer shall be provided on the L-2 commercial tract excluding any public streets to the adjacent residential tract as approved through the conceptual plan or tentative subdivision plat approval. Any additional buffers required to provide transitions between other uses and or streets shall comply with the depth of the buffer required through the conceptual plan, site plan or tentative subdivision plat approval. All buffers shall comply with the standards established in Section 17-70 of the Subdivision Ordinance. (P)

2. If the applicant chooses to develop anything other than residential uses excluding single family (R-12) in tracts H, I and L-1 a conceptual plan depicting the locations of and transitions between uses shall be submitted for approval. Uses permitted to occur in these tracts subject to this approval process are cluster residential, townhome, multifamily (age restricted) and cluster condominium. Any other use permitted in those tracts by zoning shall be approved through an amended schematic plan, ~~approval~~. (P)
3. The provision for adequate vehicular and pedestrian access from the residential tracts to the recreation areas shall be evaluated through the tentative plat review. Vehicular accesses shall not serve as cut throughs to access the adjacent residential tract from major streets. (P)
4. The location of Otterdale Road, a ninety (90) foot Urban Minor Arterial, running generally north to south through the center of the property and, a ninety (90) foot Urban Minor Arterial (Harpers Mill Parkway) generally east to west through the center of the property is acceptable but specific comments relative to horizontal and vertical curvature will be withheld until the time of tentative review. The access points on Harpers Mill Parkway and on Otterdale Road are generally acceptable. However, the exact location of these access points will be determined at the time of tentative or site plan review. (T)
5. The proposed internal subdivision road network shall be determined to comply with the Planning Commission's Sub Road Policy of not exceeding 1,500 vehicles per day on streets that have lot frontage at the time of tentative review. (T)
6. The developer shall submit a preliminary design for the connection of Harpers Mill Parkway extended to Winterpock Road and Baldwin Creek Road. The specific requirements for the design will be imposed at the time of tentative review. (T)
7. The developer shall comply with turn lane requirements for Otterdale Road and Harpers Mill Parkway as established at the time of tentative review. (T)

GENERAL INFORMATION

Applicant/Owner:

JMS Investments LLC

Location:

At the southern terminus of Otterdale Road extending south to Beach Road at its intersection with Coalboro Road. Tax ID 714-663-0471 (Sheets 15 and 23).

Applicable Zoning Case:

02SN0209 (Southern Land)

Existing Zoning and Land Use:

R-12; Vacant

Size:

1196.2 acres

Adjacent Zoning and Land Use:

North - R-9 and R-12 - Single Family Subdivisions - Ashbrook, Hampton Park,
Hampton Farms (pending)
South - A - Vacant, large single family residential parcels
East - A - Vacant, large single family residential parcels
West - A - Large single family residential parcels

BACKGROUND

The primary issues affecting the layout of the schematic plan are identified in the zoning case (Attachment 3). The remaining issues affecting the tracts involved with this case are:

Land Use:

The plan is within the boundaries of the Upper Swift Creek Plan and will be governed by the density of 2.0 dwelling units per acre that will permit a maximum of 2,362 residential dwelling units. Fifteen (15) acres of office/commercial development is also proposed. The commercial node is proposed at the intersection of the north/south and east/west thoroughfare roads that bisect the property. There are three (3) proposed possible recreation areas dispersed throughout the property. The provision for adequate vehicular and pedestrian access from the residential tracts to the recreation areas shall be evaluated through the tentative plat review. Vehicular accesses shall not serve as cut throughs to access the adjacent residential tract from major streets. Both the commercial and recreation areas will require sidewalks to be constructed in accordance with the Planning Commission Sidewalk Policy. The exact location of the sidewalks will be determined through the tentative subdivision and site plan review process.

The majority of the property, 982.86 acres, is proposed for traditional R-12 single family subdivision and associated recreation development. On the 198.34 acres remaining for residential development, the developer is permitted to develop cluster residential, townhome, multifamily (age restricted) and cluster condominiums in addition to standard R-12 subdivisions. The internal arrangement of these possible uses and the need for buffering from adjacent subdivision will be established through a conceptual plan review.

This process is not required if only traditional R-12 subdivisions are developed within the individual tracts. Additionally, the zoning case permits certain non-residential uses such as park and ride lots and convalescent or rest homes to occur in certain tracts which are not proposed at this time and will require an amendment of the schematic plan.

A fifty (50) foot undisturbed buffer will be required on the commercial tract excluding any public streets to the adjacent residential tract as approved through the conceptual plan or tentative subdivision plat approval. Any additional buffers required to provide transitions between other uses and/or streets shall comply with the depth of the buffer required through the conceptual plan, site plan or tentative subdivision plat approval. All buffers shall comply with the standards established in Section 17-70 of the Subdivision Ordinance.

Utilities:

The applicant has committed to use public water and sewer which fulfills the proffered condition. The detailed review of the overall water/wastewater plan for this development will be performed at tentative subdivision review.

Transportation:

The property is accessible from three (3) roads, Otterdale Road, Beach Road and Shady Banks Drive. Otterdale Road, a ninety (90) foot Urban Minor Arterial (fifty (50) mph design speed) on the Thoroughfare Plan, runs generally north to south through the center of the property and will connect to the end of existing Otterdale Road in the Hampton Park Subdivision to the north and Beach Road to the south. Harpers Mill Parkway, a ninety (90) foot Urban Minor Arterial (fifty (50) mph design speed) on the Thoroughfare Plan, runs generally east to west through the center of the property, terminates at the eastern and western edges of the property and is intended to be extended to Winterpock Road to the east and Baldwin Creek Road to the west to serve future development on adjacent parcels. The general location of both roads is acceptable but specific comments relative to horizontal and vertical curvature will be withheld until the time of tentative review. The access points on Harpers Mill Parkway and on Otterdale Road are generally acceptable. However, the exact location of these access points will be determined at the time of tentative or site plan review.

Shady Banks Drive in the Ashbrook Subdivision at the northeast corner of the property is intended to serve as a third access point for the property. Specific recommendations relative to a proposed internal subdivision road network will be made at the time of tentative review to ensure compliance with the Planning Commission's Stub Road Policy of not exceeding 1,500 vehicles per day on streets that have lot frontage.

Additional conditions will be imposed at the time of tentative review that require a preliminary design for the connection of Harpers Mill Parkway extended to Winterpock Road and Baldwin Creek Road. Turn lane requirements for Otterdale Road and Harpers Mill Parkway will be made at the time of tentative review. Specific requirements relative

to sidewalks on the property and stub right of ways to adjacent parcels will be imposed at the time of tentative review. The zoning case for this property requires a phasing plan for all required road improvements and must be submitted to and approved by the Transportation Department prior to approval of the first set of road and drainage plans.

Environmental:

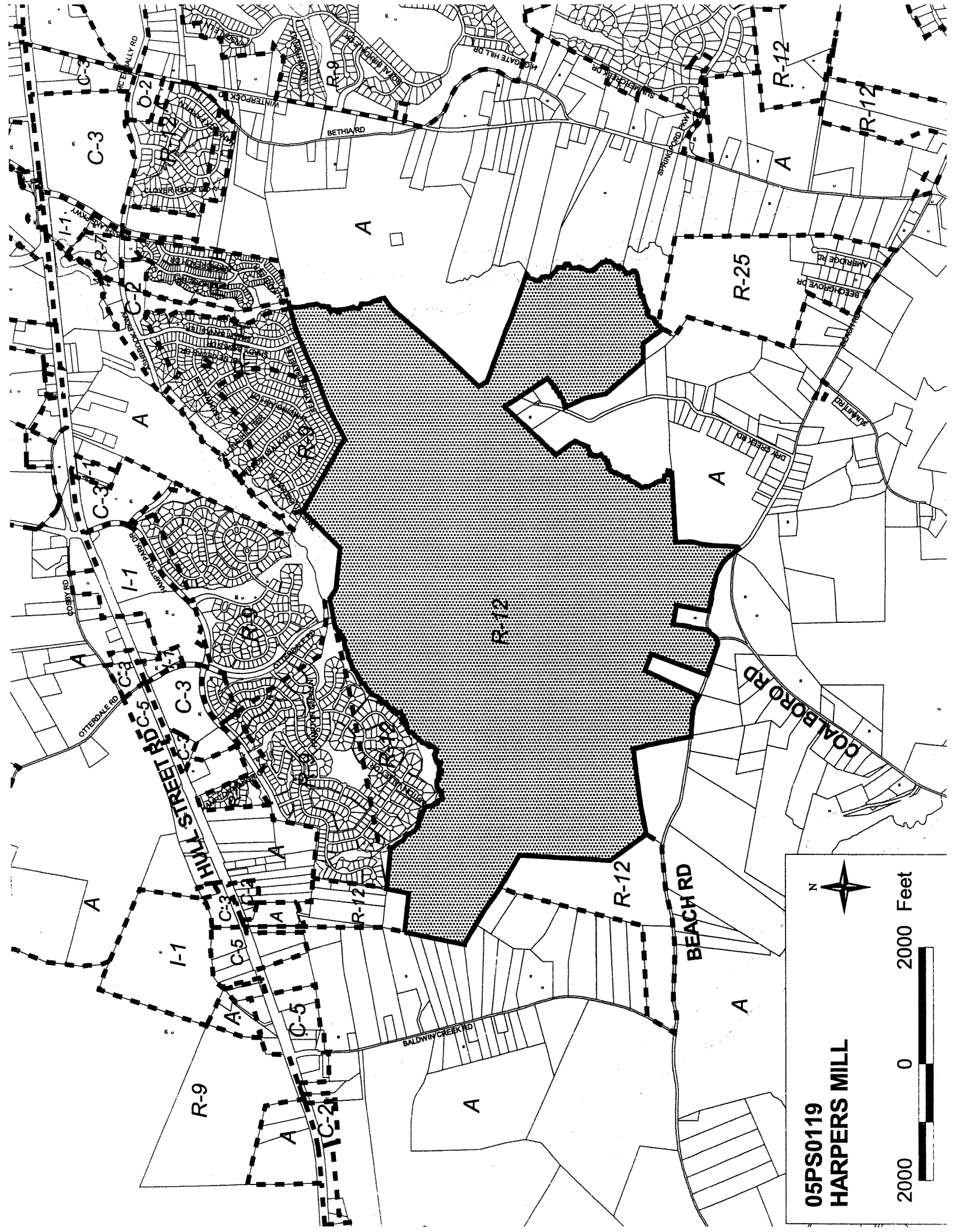
The majority of the property drains northward to Dry Creek or eastward to Fuqua Creek on the eastern boundary of the property, while a small portion of the southeastern corner drains to the south to a tributary of Fuqua Creek. Fuqua Creek flows into the lake in Ashbrook. The creeks merge and ultimately flow into the Swift Creek Reservoir.

There are three (3) watershed-wide BMP's located on, or partially on, the property that will be located through the tentative subdivision process. A preliminary CBPA compliance plan is not applicable to schematic approval but is a prerequisite to tentative approval.

The developer will be required to depict field located wetlands on tentative plats and comply with setback requirements from the County and mitigation requirements as established by the U.S. Army Corps of Engineers or Virginia Department of Environmental Quality as applicable.

CONCLUSIONS

Staff believes that the schematic plan in conjunction with the recommended conditions, effectively addresses the current circumstances and maintains the purpose and intent of the zoning case and the Zoning Ordinance.



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HARPERS MILL



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